

121.0

0004

0015.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

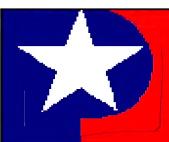
813,200 / 813,200

USE VALUE:

813,200 / 813,200

ASSESSED:

813,200 / 813,200


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
26		ADDISON ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: DIAS ANGELO B & KATHLEEN K	
Owner 2: LIFE ESTATE	
Owner 3:	
Street 1: 26 ADDISON ST	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02476		Type:

PREVIOUS OWNER
Owner 1: DIAS ANGELO B JR-KATHLEEN -
Owner 2: -
Street 1: 26 ADDISON ST
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains .174 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Vinyl Exterior and 1296 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o
n
Census: Exempt
Flood Haz:
D Topo 1 Level
s Street
t Gas:

BUILDING PERMITS

ACTIVITY INFORMATION
Date Result By Name
5/11/2018 MEAS&NOTICE HS Hanne S
2/6/2009 Entry Denied 336 PATRIOT
11/17/1999 Mailer Sent
10/26/1999 Measured 266 PATRIOT
1/1/1982 CM

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7575	Sq. Ft.	Site			0	90.	0.85	10									582,528						582,500	

Total AC/HA: 0.17390

Total SF/SM: 7575

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 582,528

Spl Credit

Total: 582,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 5 - Cape	1H - 1 & 1/2 Sty	Full Bath: 1	Rating: Average																
(Liv) Units: 1	Total: 1	A Bath:	Rating:																
Foundation: 3 - BrickorStone		3/4 Bath:	Rating:																
Frame: 1 - Wood		A 3QBth:	Rating:																
Prime Wall: 4 - Vinyl		1/2 Bath:	Rating:																
Sec Wall:		A HBth:	Rating:																
Roof Struct: 1 - Gable		OthrFix:	Rating:																
<b>OTHER FEATURES</b>																			
Kits: 1	Rating: Average	1st Res Grid   Desc: Line 1				# Units 1													
A Kits:	Rating:	Level   FY LR DR D K FR RR BR FB HB L O																	
Fpl: 1	Rating: Average	Other																	
WSFlue:	Rating:	Upper																	
<b>GENERAL INFORMATION</b>																			
View / Desir:		Lvl 2																	
Const Mod:		Lvl 1																	
Lump Sum Adj:		Lower																	
<b>INTERIOR INFORMATION</b>																			
Avg Ht/FL: STD		Location:																	
Prim Int Wal 2 - Plaster		Total Units:																	
Sec Int Wall:		Floor:																	
Partition: T - Typical		% Own:																	
Prim Floors: 3 - Hardwood		Name:																	
Sec Floors:		Total: 31 %																	
<b>DEPRECIATION</b>																			
Phys Cond: AV - Average		31. %																	
Functional:		%																	
Economic:		%																	
Special:		%																	
Override:		%																	
<b>CALC SUMMARY</b>																			
Basic \$ / SQ: 110.00		Size Adj.: 1.35000002		COMPARABLE SALES															
Const Adj.: 0.99989998		Adj \$ / SQ: 148.485		Rate   Parcel ID   Typ   Date   Sale Price															
Other Features: 66000		Grade Factor: 1.10																	
NBHD Inf: 1.00000000		NBHD Mod:																	
LUC Factor: 1.00		Adj Total: 334377																	
Depreciation: 103657		Final Total: 230720																	
Depreciated Total: 230720		WtAv\$/SQ: 110.00		AvRate: 148.485		Ind. Val: 163.33													
% AC: 100		Juris. Factor: 1.10		Before Depr: 163.33		Special Features: 0		Net Sketched Area: 2,376				Total: 237,980							
Solar HW: NO		Depreciation: 103657		Final Total: 230720		Val/Su Net: 97.10		Size Ad   1296				Gross Area   2808							
% Sprinkled		Depreciated Total: 230720		Val/Su SzAd: 178.01		FinArea   1296													
<b>MOBILE HOME</b>				Make: [ ]				Model: [ ]				Serial # [ ]				Year: [ ]			
<b>SPEC FEATURES/YARD ITEMS</b>																<b>PARCEL ID</b> 121.0-0004-0015.0			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	
More: N				Total Yard Items: [ ]				Total Special Features: [ ]				Total: [ ]				<b>IMAGE</b> 			